



R. E. WARNER

ENGINEERS | ARCHITECTS | SURVEYORS

December 16, 2022

Lorain County Port Authority
226 Middle Avenue
Elyria, OH 44035

Attention: Mr. James L. Miller, Director

Subject: Elyria Midway Mall Inspection
Store by Store Envelope Inspections
R.E. Warner Project 37422

Dear Mr. Miller,

In reference to the above subject, we are submitting this report summarizing our visual observation of the stores at the Elyria Midway Mall. The work was performed on October 14th and 17th of 2022, by R. E. Warner & Associates, Inc.

The results of this visual observation and R. E. Warner's repair recommendations are included within the body of this report. If you have any questions regarding these findings and/or R. E. Warner's repair recommendations, please contact our office.

Sincerely,

R. E. WARNER & ASSOCIATES, INC.

J. P. Giacinto
Senior Inspections Manager

Tyler Smith
Mechanical Engineer

JPG/TJS



R. E. WARNER

ENGINEERS | ARCHITECTS | SURVEYORS

37422 | Midway Mall

LORAIN COUNTY PORT AUTHORITY **ELYRIA MIDWAY MALL**

**Prepared for:
James Miller
Nicole Finnerty**



Rev. 0

December 16, 2022

R.E. Warner Project No. 37422

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1.0 EXECUTIVE SUMMARY

A visual observation of the stores of the Elyria Midway Mall shopping complex was conducted to determine its current physical condition.

Deficiencies that fall into the Classification 1 include: Possible asbestos containing materials noted. Heavy Black mold and mildew accumulations. Heavy water damaged ceilings, floors, and walls. Monitor the Class 2 deficiencies periodically.

Deficiencies that fall into the Classification 2 include: Minor to moderate water damage in various store locations. Minor to moderate black mold and mildew accumulations.

Deficiencies that fall into the Classification 3 include: Minor ceiling, floor and wall damage. Flexing of walkway plate steel under loaded conditions (foot traffic).

Deficiencies that fall into the Classification 4 include: None currently.

Deficiencies that fall into the Classification 5 include: Varying degrees of accumulations of dirt, debris, and various materials on walking/working surfaces.

2.0 INTRODUCTION

A. FORMAT

The following report is formatted by dividing the structure into its basic functional components. The findings are numbered sequentially and are in a descriptive form.

These findings are then followed by repair recommendations which are referenced to their corresponding finding numbers and placed in the following classifications:

Classification 1 = Repair as soon as possible.

Classification 2 = Repair within (3) months to (1) year. Structural deficiencies having the potential to deteriorate the structure to a classification 1 within one year.

Classification 3 = Monitor on next inspection cycle. All other structural deficiencies.

Classification 4 = Items requiring additional engineering to develop a customized repair beyond the scope of the standard repair guidelines issued within this report (i.e. – fatigue connections). (x) designates the related Classification 1, 2 or 3 regarding repair timeframe specified therein.

Classification 5 = Nonstructural issues. Items such as exposed wires, open electrical boxes, possible exposed asbestos, pipe leaks, etc.

Included in this report are repair guidelines which explain and illustrate the recommended repair for each finding.

B. REPAIR RECOMMENDATIONS

The repair procedures included within this report are intended to be general guidelines for making the necessary repairs to the noted deficiencies. Unless otherwise noted in the detailed findings listings, the guidelines, when used with proper procedures, should rectify the deficiency.

Nonstandard repairs as well as actual field conditions and/or restrictions, require additional engineering beyond the scope of this visual observation report.

3.0 GENERAL REPAIR RECOMMENDATIONS

1. Test for possible asbestos containing materials in all stores and abate per EPA/OSHA standards.
2. Clean and remove all black mold and mildew using materials and techniques in accordance with current industry standards.
3. Remove and properly dispose of all dirt, debris and loose or damaged construction materials.
4. Inspect and repair roof leaks to prevent further damage.
5. Repair or replace all exterior and interior entry doors for security and safety precautions.
6. Repair or replace damaged floor coverings on case-by-case basis.
7. Repair concrete floors on a store-by-store basis as necessary.
8. Remove and replace stained and broken ceiling tiles. When removed properly dispose of the materials.
9. Thoroughly clean any rusted roof trusses or structures, once cleaned prime and paint with corrosion resistant coating.
10. Clean ceiling and wall stains using materials and techniques in accordance with current industry standards and ensure there is not a larger issue.
11. Clean or replace any Air vent covers using materials and techniques in accordance with current industry standards.
12. Repair or replace any disconnected or broken ceiling fixtures
13. Remove or replace fixed ladders to ensure certification and safety
14. Repair to avoid exposed wires and electrical boxes
15. Fill and fix any wall cracks or holes in kind especially on load bearing and exterior walls
16. Repair and repaint any areas where paint is peeling or coming off
17. Demo and replace furnace and incinerator
18. Repair or replace in-kind any damaged or leaking hot water tanks

19. The Dillard's (Higbee's) corner store is in poor physical condition. A detailed inspection is required to renovate this structure. The building records indicate that there are asbestos containing materials, and these must be abated whether the building is to be refurbished or demolished.

4.0 EXTERIOR AND ENTRYWAYS

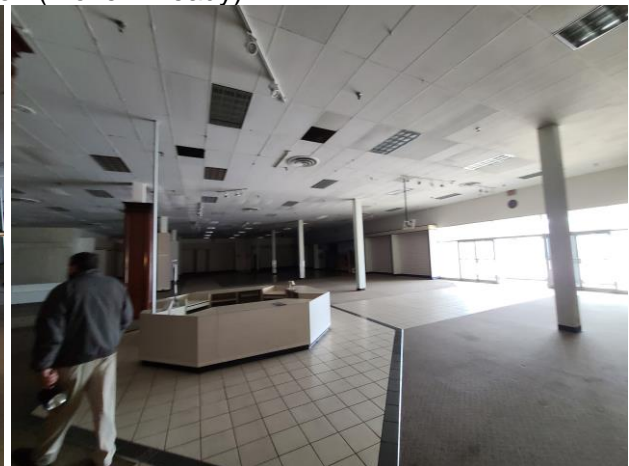
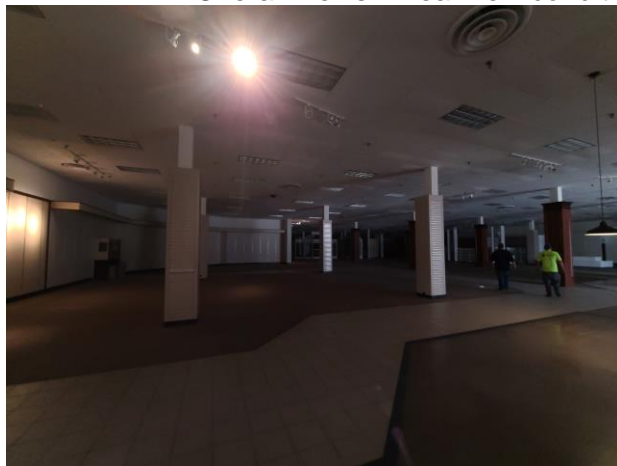
- Typical Outdoor conditions and entrances





5.0 JC PENNY'S (ANCHOR STORE)

- Overall views – near new condition (move-in ready)



6.0 SEARS STORE AND AUTOMOTIVE REPAIR GARAGE (ANCHOR STORE)

- Overall, Views – in fair to good condition

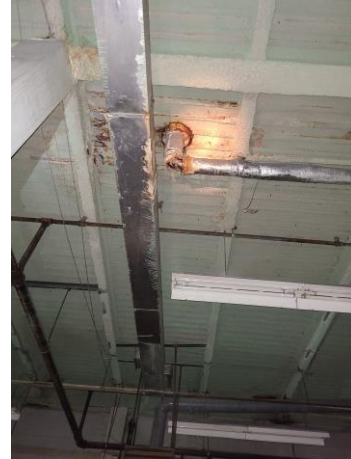


- Rusting roof trusses and ceiling tile broken and stained due to water damage
Refer to General Repair Recommendations #3, #4, #8, and #9



7.0 DILLARDS (ANCHOR STORE)

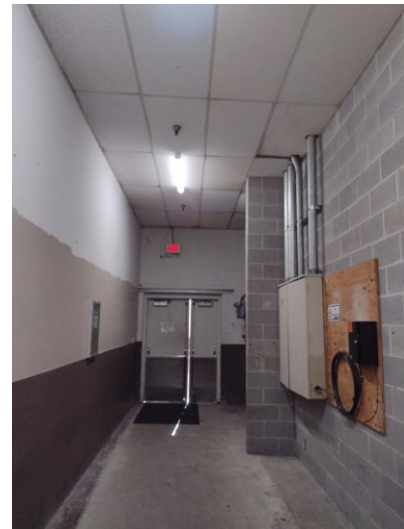
- Building is in very poor condition: water damage, mold, and a large amount of structural damage were noted.
Refer to General Repair Recommendations #1 and #19



8.0 MAIN HALLWAYS (TYPICAL CONDITIONS)

- Random ceiling stains throughout the building
Refer to General Repair Recommendations #4 and 10





9.0 4332- DOOR ON RIGHT

- Carpeting is in Fair condition
Refer to General Repair Recommendations #6



- Ceiling (4) areas with stained tiles
Refer to General Repair Recommendations #3, #4, and #8



- There are (4) areas of ceiling tiles with stains continued
Refer to General Repair Recommendations #3, #4, and #8



- Air Vent Covers are dirty
Refer to General Repair Recommendations #11



- At the Southwest Corner the wall is cracked
Refer to General Repair Recommendations #15



- Along the East Wall near the rear door and Midpoint of the wall, the wall is cracked full height Refer to General Repair Recommendations #15



- Employee Restroom- signs of roof leaks
Refer to General Repair Recommendations #4 and #12



- Rear Storage has stained and warped ceiling tiles
Refer to General Repair Recommendations #10



10.0 4332- DOOR ON LEFT

- Roof Trusses are in good condition



- Rear Storage areas are in good condition



- Random minor Staining of Ceiling tiles
Refer to General Repair Recommendations #3, #4, and #8



- Floors are in good condition



11.0 VISION WORKS

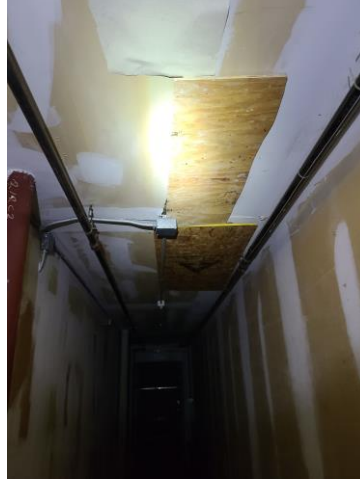
- Small store with Dark Green and tab slat walls



- Store front is in fair condition



- Rear Storage and entry hall is in poor condition
Refer to General Repair Recommendations #12 and #16



- Ceiling is collapsed in (3) areas
Refer to General Repair Recommendations # 3, #4, and #8



- Ceiling is collapsed in (3) areas continued
Refer to General Repair Recommendations #8



- Signs of major roof leaks
Refer to General Repair Recommendations #3, #4, and #8



- Spray on insulation material falling
Refer to General Repair Recommendations #3



- Rear door and doorway are in poor condition
Refer to General Repair Recommendations #5



12.0 STORAGE UNIT



- Storage has open walls and ceilings are in very good condition





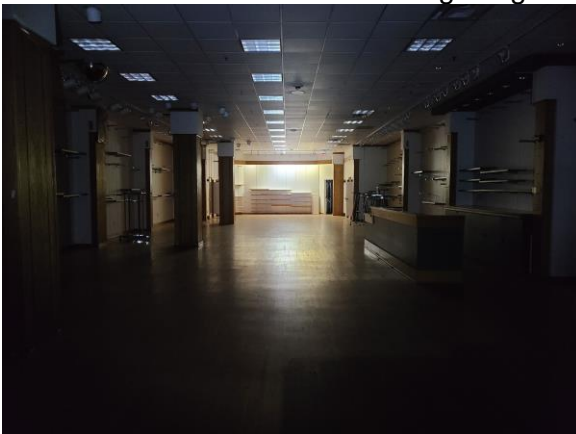
- The Rear entry door is in poor condition
Refer to General Repair Recommendations #5



13.0 STORE WEST OF THE STORAGE ROOM



- Store and Rear Storage in good condition



14.0 4371 - COMMUNITY CORNER

- Store and rear of the store are in good condition

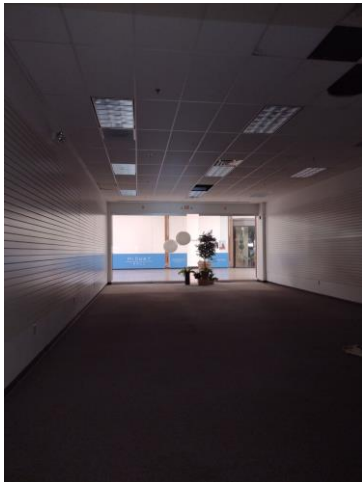


- Ceiling has random warped and stained tiles
Refer to General Repair Recommendations #3, #4, and #8



15.0 4355 - STORE EAST OF THE COMMUNITY CORNER

- Good condition random stained tiles



- At the middle rear of the store (2) tiles collapsed from roof and water leaks
Refer to General Repair Recommendations #2, #3, #4, and #8



16.0 ASIA STONE EAST OF COMMUNITY CORNER NEXT TO DUNHAMS

- Strong Odor present in the hair salon



- Random Stained Ceiling Tiles
Refer to General Repair Recommendations #3, #4, and #8



17.0 4376 - VICTORIA'S SECRET

- Store is in very good condition



- Minor Discoloration around HVAC vents in the ceiling
Refer to General Repair Recommendations #10



- Random Stained Ceiling Tiles
Refer to General Repair Recommendations #3, #4, and #8



- One area has collapsed tiles in the storage area
Refer to General Repair Recommendations #3, #4, and #8



18.0 4388 - SECURITY OFFICE

- Front of the Office is in good condition



- Rear of the office has random stained ceiling tiles
Refer to General Repair Recommendations #3, #4, and #8



19.0 AUNTIE EM'S

- Dirty, yellowed ceiling tiles
Refer to General Repair Recommendations #3, #4, #8, and #12



- Hot water Tank in bathroom
Refer to General Repair Recommendations #18



- Dirty vent
Refer to General Repair Recommendations #11



20.0 CUTTER'S CORNER-FKA LADIES FOOTLOCKER

- Typical random stained ceiling tiles, store in good condition
Refer to General Repair Recommendations #3, #4, and #8

**21.0 ROGERS JEWELERS**

- Store is in good condition

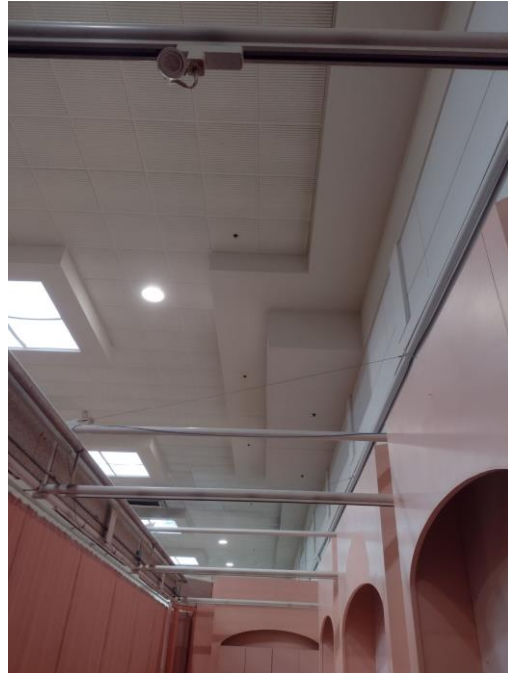


- Staining on the ceiling
Refer to General Repair Recommendations #4 and #10



22.0 MALLEY'S CHOCOLATE KIOSK- (PINK)

- The Kiosk area is in good condition



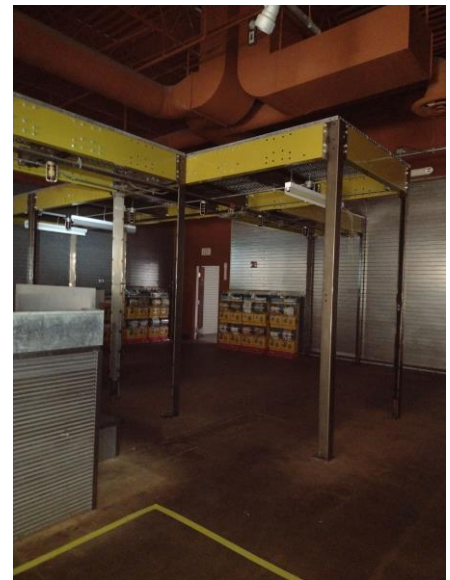
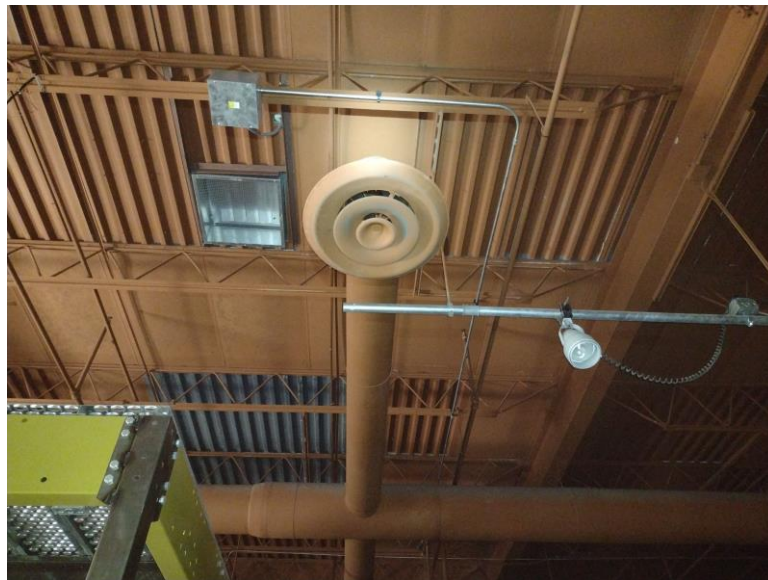
23.0 THINGS REMEMBERED

- Random Ceiling tiles stained, and the store area is messy
Refer to General Repair Recommendations #3, #4, and #8



24.0 SPENCERS

- The store is in good condition, the store concrete floor is cracked
Refer to General Repair Recommendations #7



- In the rear storage there are minor and random leaks
Refer to General Repair Recommendations #4 and #9



25.0 HOT TOPIC



- Random cracks at the upper east block wall near the roof line
Refer to General Repair Recommendations #15



- Random corrosion and movement noted in roof decking
Refer to General Repair Recommendations #9

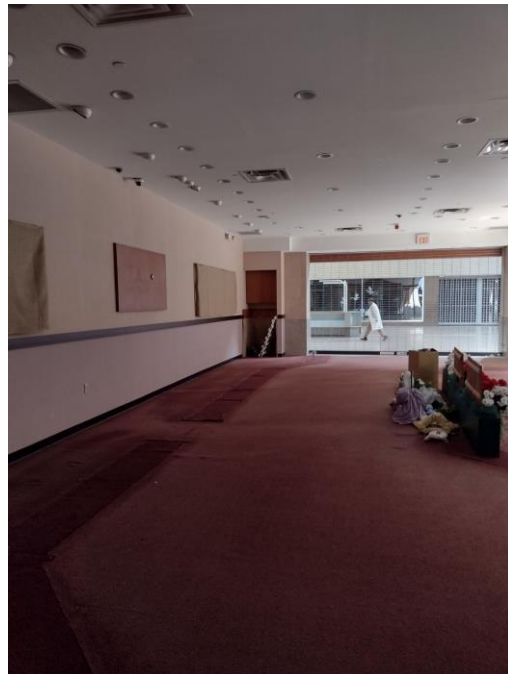
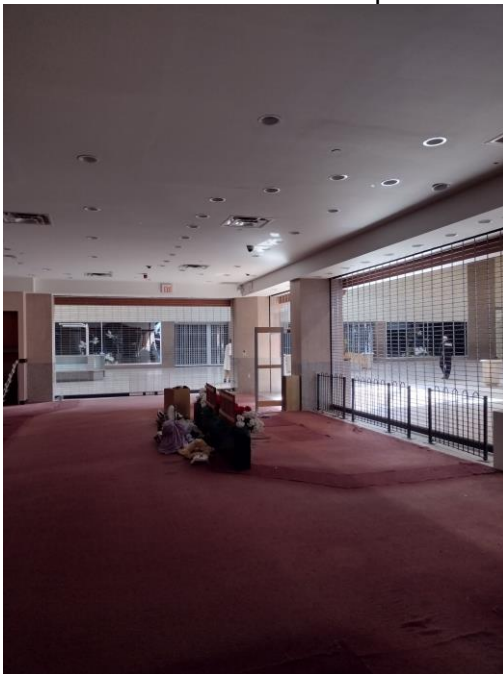


26.0 ZALES JEWELERS

- Tiles stained at the duct above break room/kitchen
Refer to General Repair Recommendations #3, #4, and #8



- Minor cracks at the stone front pillars in the Northwest
Refer to General Repair Recommendations #15



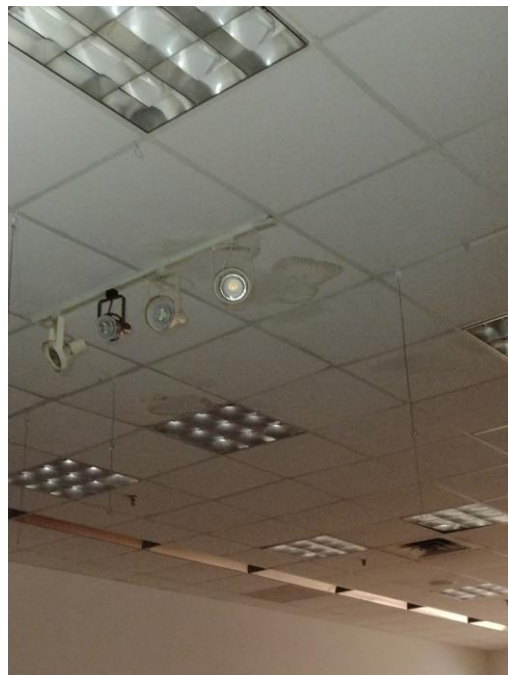
27.0 3573- CAPRIS PIZZA (ACROSS FROM AMERICAN COMMADORE TUXEDO)

- Similar to Hot Topic with North and South walls and deck. Cracks in deck covering
Refer to General Repair Recommendations #15



28.0 3583-GNC

- Random stained tiles in the store
Refer to General Repair Recommendations #3, #4, and #8



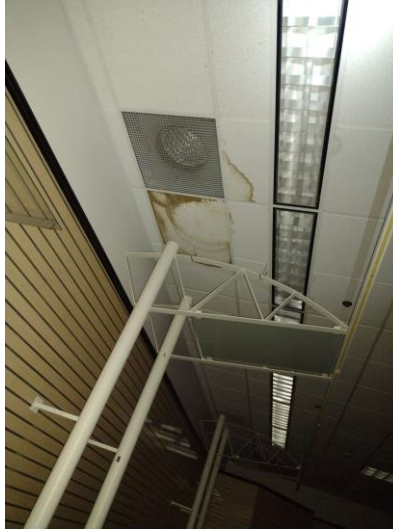
29.0 3561-WOBL RADIO STATION

- Random stained ceiling tiles in the rear areas
Refer to General Repair Recommendations #3, #4, #8, and #12



30.0 SPORTS STORE

- Random stained ceiling tiles in the store and rear areas mainly the South half of the store
Refer to General Repair Recommendations #3, #4, and #8

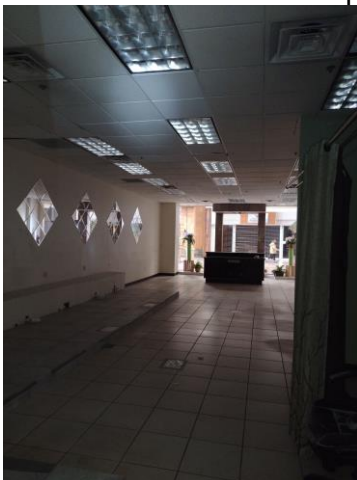


31.0 LE NAILS

- Typical random stained tiles in rear area
Refer to General Repair Recommendations #3, #4, and #8



- Floor risers in store area are in bad condition
Refer to General Repair Recommendations #6



32.0 3550-4539 STORAGE



- Random Stained and cracked ceiling tiles
Refer to General Repair Recommendations #3, #4, and #8



- Debris at Hot Water Tank
Refer to General Repair Recommendations #3 and #18



- Access Ladder not certified (weak, flexes)
Refer to General Repair Recommendations #13



33.0 AMERICAN COMMADORE TUXEDO

- Stained ceiling tiles above dressing rooms
Refer to General Repair Recommendations #3, #4, and #8

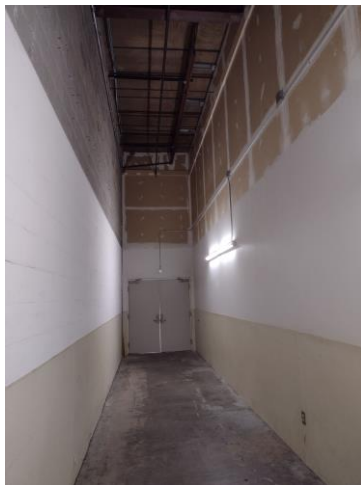
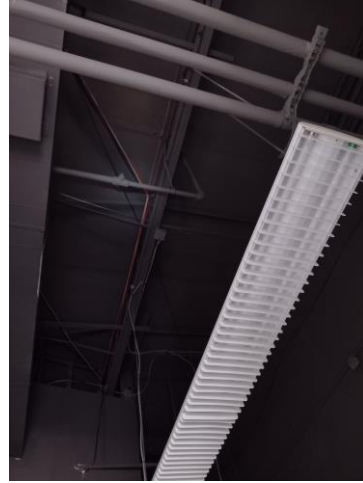


- Floor at entryway damaged and uneven
Refer to General Repair Recommendations #6



34.0 4554- AMERICAN WINDOW

- Messy but in good condition

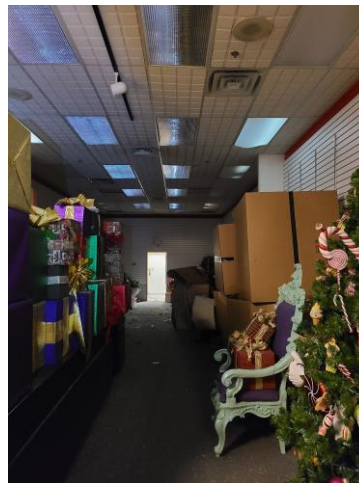


35.0 4549 CHRISTMAS STORAGE

- Random broken, damaged, and stained ceiling tiles
Refer to General Repair Recommendations #3, #4, and #8

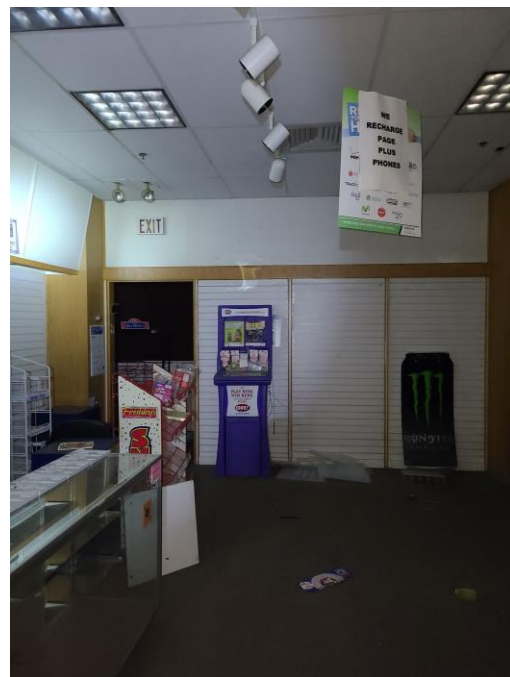
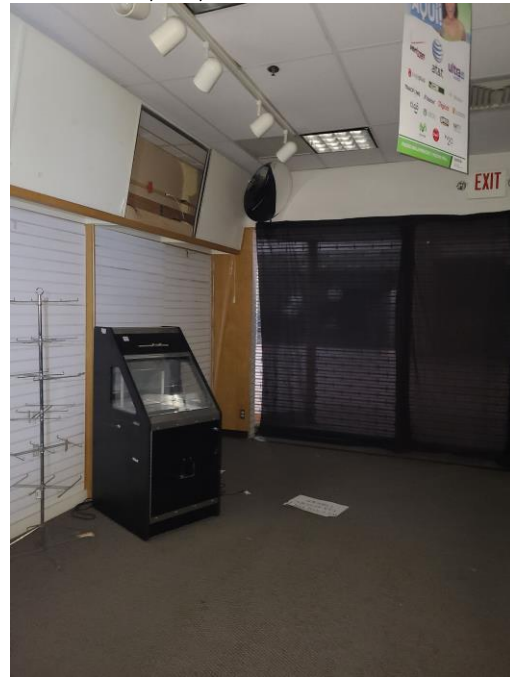


- Christmas Storage is messy



36.0 4587 SUN NEWS

- Random broken, damaged, and stained ceiling tiles
Refer to General Repair Recommendations #3, #4, and #8



- North wall Damaged block and the wall repaired



- Concrete roof decking in the back of the store spalling
Refer to General Repair Recommendations #4 and #9



37.0 4579 THINGS REMEMBERED



- Storage area has typical damage tiles
Refer to General Repair Recommendations #3, #4, and #8



- Entry door is in fair condition



- Some discoloration and stains on the underside of the roof deck
Refer to General Repair Recommendations #4 and #9



38.0 ISLAND AFRICAN SAFARI

- Random Stained and one missing ceiling tile in the lobby
Refer to General Repair Recommendations #3, #4, and #8



- Stained tile and cracked wall board on the North wall of the bathroom
Refer to General Repair Recommendations #3, #4, and #8



- Rear entry door is in good condition



- Exposed wires and electrical box on the North Wall
Refer to General Repair Recommendations #14



- Stained tiles in the bathroom
Refer to General Repair Recommendations #3, #4, and #8

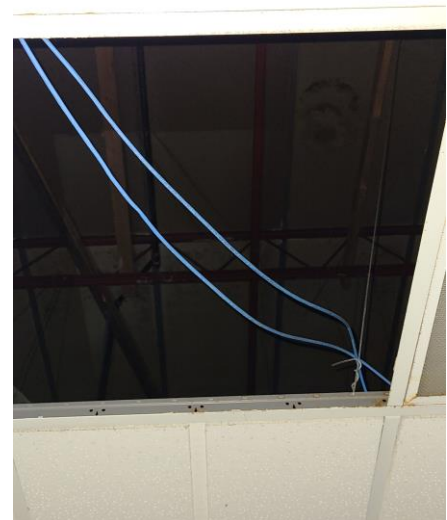


- Above the entry door is in good condition
Refer to General Repair Recommendations #4 and #10



39.0 ARMED FORCES - RECRUITING OFFICES

- Navy Office has (2) areas where the ceiling collapsed from water damage
Refer to General Repair Recommendations #3, #4, #8, and #9



- Ceiling tiles stained from water damage
Refer to General Repair Recommendations #3, #4, #8, and #12



- The wall boards have random cracks
Refer to General Repair Recommendations #15



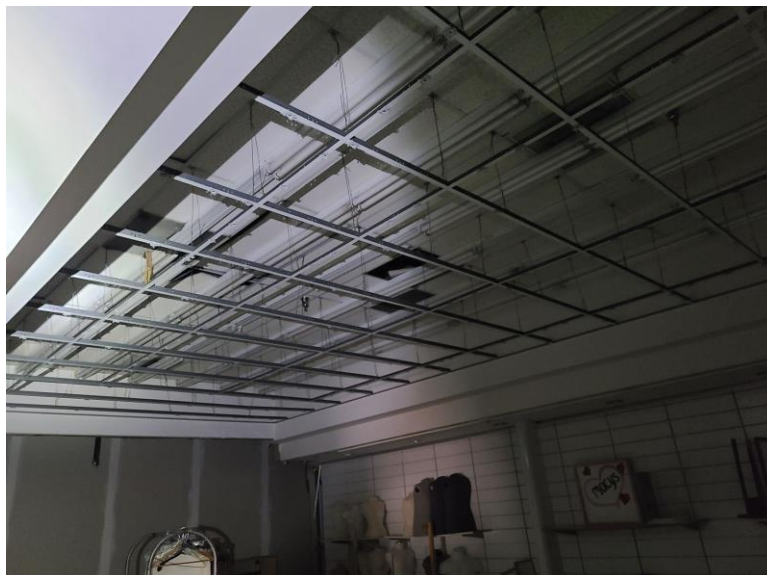
40.0 4564 CLOTHING STORE NOW STORAGE

- Fitting room area is in good condition
- In the main store area Ceiling tiles have been removed, damaged, or stained
Refer to General Repair Recommendations #3, #4, and #8

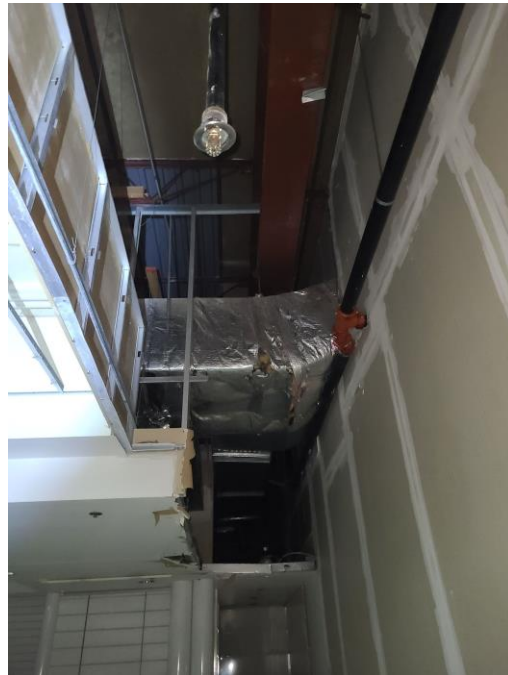




- In the main store area near the registers the wall and lower false ceiling are partially demoed
Refer to General Repair Recommendations #9



- In the rear storage area, there is partial metal decking
Refer to General Repair Recommendations #9



- Ceiling tiles in the rear storage area are in poor condition, stained or missing.
Refer to General Repair Recommendations #3, #4, and #8



- Incinerator/ Furnace rooms are in bad condition demo and new construction
Refer to General Repair Recommendations #17



- Ceiling tiles near the incinerator/ furnace are badly stained
Refer to General Repair Recommendations #3, #4, and #8



- Metal decking appears to be new
- Rear entry doors are in poor condition
Refer to General Repair Recommendations #5



- Brick work has cracked joints and paint is peeling
Refer to General Repair Recommendations #15 and #16



41.0 4610 LOUIS COHN'S

- At the back of the store and in the main store Random Damaged and stained tiles
Refer to General Repair Recommendations #3, #4, and #8



- Possible Mold/ mildew stains
Refer to General Repair Recommendations #2, #3, #4, and #8

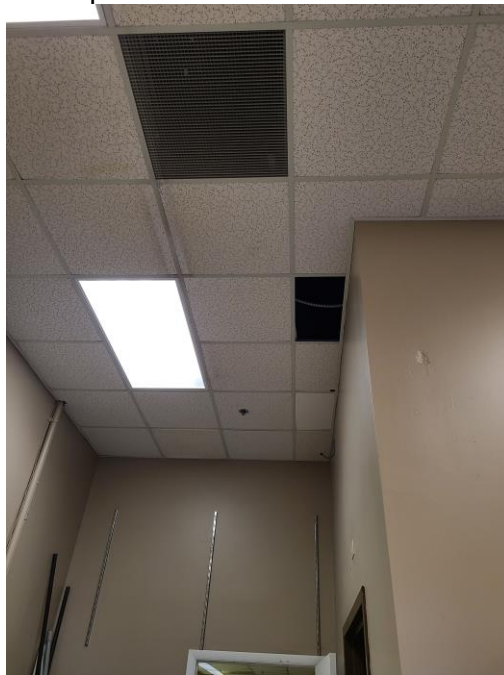


42.0 4594 COMMUNITY CHURCH MINISTRIES

- New metal decking



- Random damaged tiles that are man made
Refer to General Repair Recommendations # 8



- Random stained tiles in the main room
Refer to General Repair Recommendations #3, #4, and #8



43.0 MAINTENANCE STORAGE

- Random water stains in decking
Refer to General Repair Recommendations #5



44.0 SPRINKLER ROOM

- Sprinkler Room is OK
- Threshold sweep rusted outside of the door
Refer to General Repair Recommendations #5 and #7



45.0 4670 FAMILY DOLLAR

- At the back of the store, the metal decking is ok
- Inside the store area there are damaged, stained ceiling tiles
Refer to General Repair Recommendations #3, #4, and #8



- Above the vent, the upper roof panel is corroded with exposed rebar
Refer to General Repair Recommendations #3, #4, #8, #9 and #12



- Lots of dark stains on ceiling tiles throughout the store.
Refer to General Repair Recommendations #3, #4, and #8





- Falling ceiling tiles
Refer to General Repair Recommendations #3, #4, and #8



- Up near the front of the floor is heaved up and cracked
Refer to General Repair Recommendations #6 and #7



46.0 D1C STORAGE

- Along the back wall, lots of mold and mildew
Refer to General Repair Recommendations #2 and #15



- Metal door – rusted inside and outside
Refer to General Repair Recommendations #5



47.0 3352 JEWELRY BY GEORGE



- In the restroom there are some stained ceiling tiles
Refer to General Repair Recommendations #3, #4, and #8



- By the vent there is a hole in the ceiling tile outside the restroom door.
Refer to General Repair Recommendations #3, #4, and #8



48.0 3330

- Rear office area has cracked and damaged ceiling tiles by the restroom

**49.0 3300 SIMPLE MOBILE**

- At (4) vents, minor to moderate surface corrosion with possible mold/mildew in the HVAC
Refer to General Repair Recommendations #2



- Back-room area there are holes in dry wall
Refer to General Repair Recommendations #15 and #16



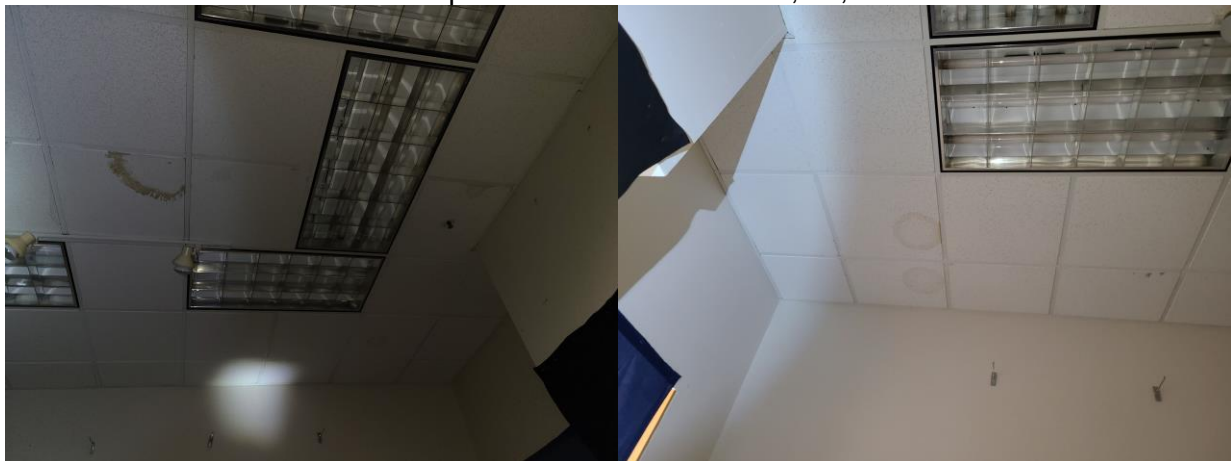
- Metal roof decking is in good condition



50.0 3282



- At the front of the store random there are areas of stained ceiling tiles
Refer to General Repair Recommendations #3, #4, and #8



- In the middle and towards the back there are darker stains on the ceiling tiles
Refer to General Repair Recommendations #3, #4, and #8

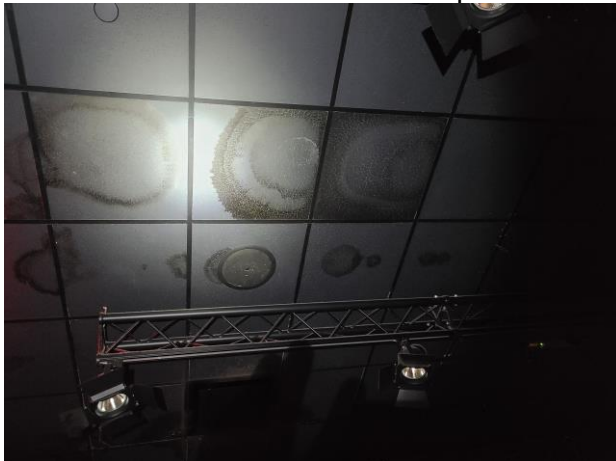


- Metal roof decking above the drop ceiling is in good condition
- Back area the ceiling tiles sagging due to leaks
Refer to General Repair Recommendations #3, #4, and #8

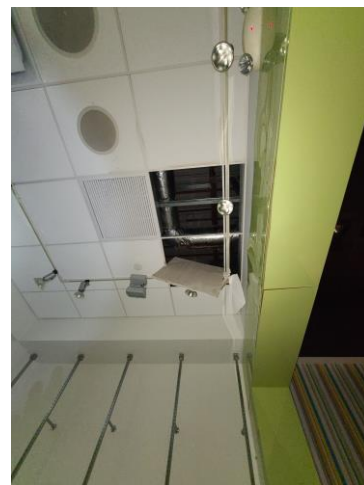


51.0 CHILDRENS STORE- NEXT STORE MOVING SOUTH

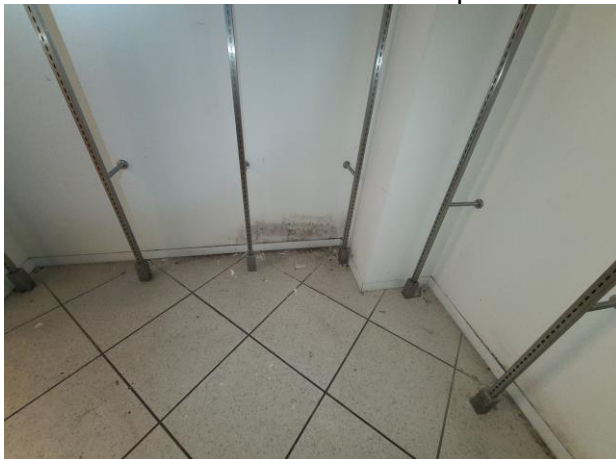
- There are numerous stains and cracking on the ceiling tiles near the front of the store
Refer to General Repair Recommendations #3, #4, and #8



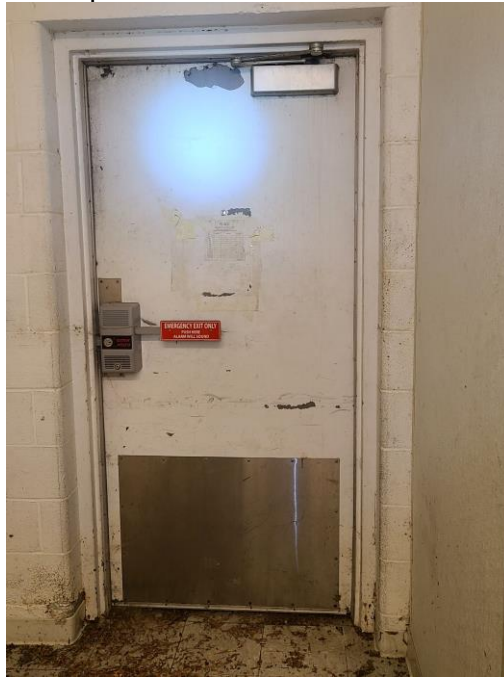
- Near the back of the store there are wet and damaged ceiling tiles are falling.
- Refer to General Repair Recommendations #3, #4, and #8



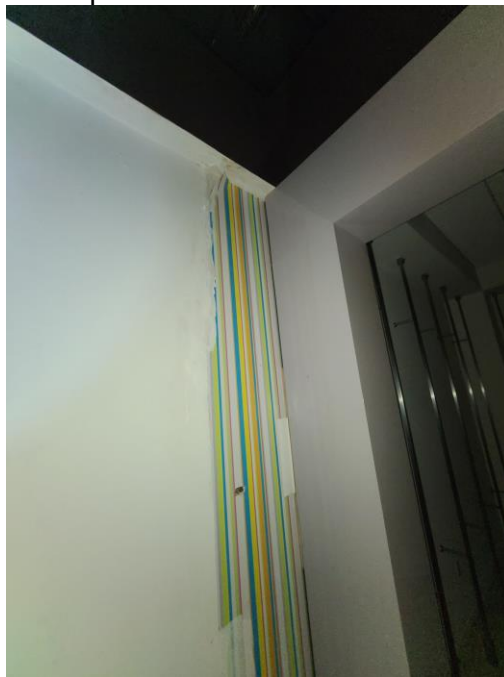
- Mold and Mildew on the back wall (Interior wall)
Refer to General Repair Recommendations #2



- At the back of the building, stained, missing doorway to back Northeast corner of the store ceiling tiles are the same
- Back door moderate surface corrosion on the door and door frame
Refer to General Repair Recommendations #5



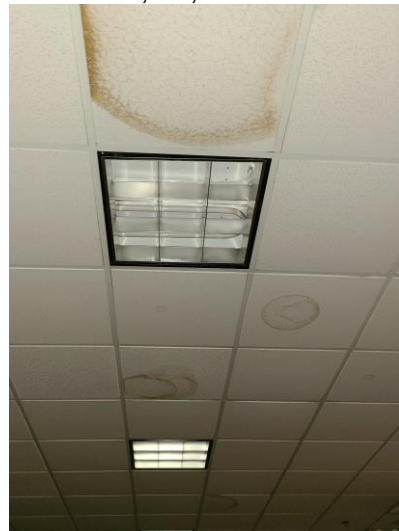
- Back right area- sagging and damaged edging
Refer to General Repair Recommendations #15 and #16



52.0 3250 CHRISTOPHER AND BANKS



- Near the front of the store, damaged and stained ceiling tiles (Some are sagging and about ready to fall in)
Refer to General Repair Recommendations #3, #4, and #8

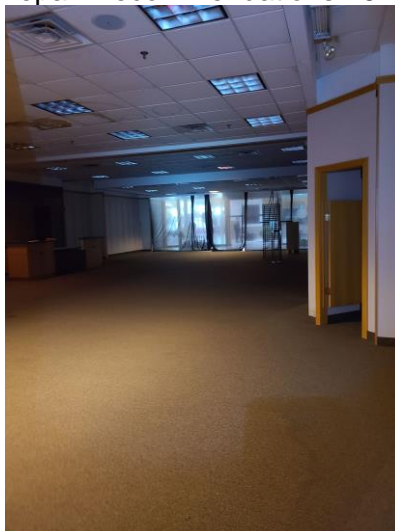




- Middle store by the counter ceiling tiles bad (Stained and ready to fall in)
Refer to General Repair Recommendations #3, #4, and #8



- Water stains on carpeting
Refer to General Repair Recommendations #6

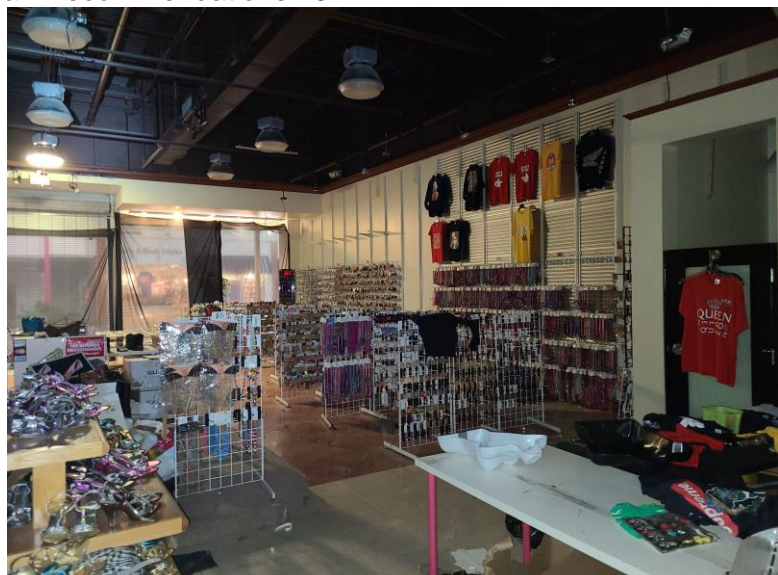


- Breakroom area- stained, loose, and damaged ceiling tiles
Refer to General Repair Recommendations #3, #4, and #8



53.0 3230

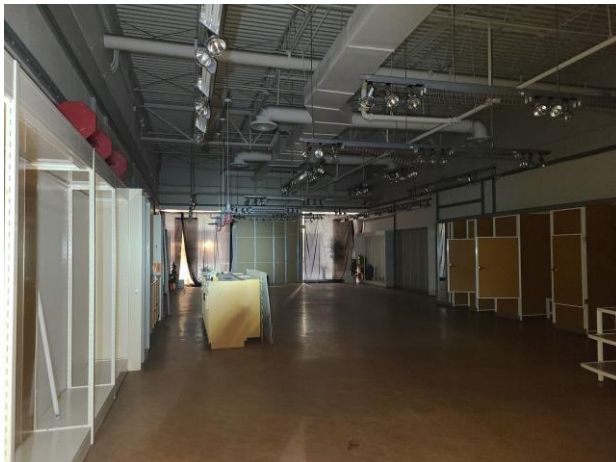
- Back door jamb is corroded
Refer to General Repair Recommendations #5



- Metal roof deck is in good condition



54.0 3214

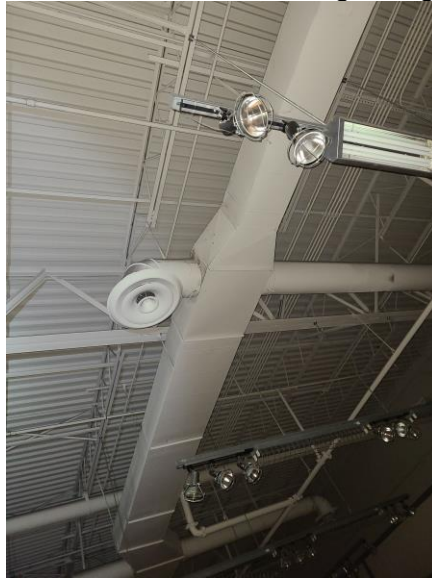


- In the middle of the building on the duct work, there is possible mold and mildew
Refer to General Repair Recommendations #2





- All through the store the metal roof decking is in good condition



- Peeling paint Damaged Plaster board on the North wall
Refer to General Repair Recommendations #15 and #16



55.0 3166- MASTER CUTS

- Possible Black Mold
Refer to General Repair Recommendations #2
- There are random missing and dark stained ceiling tiles with heavy staining
Refer to General Repair Recommendations #3, #4, and #8



- Minor staining in the Utility room
Refer to General Repair Recommendations #3, #4, #8, #10 and #18

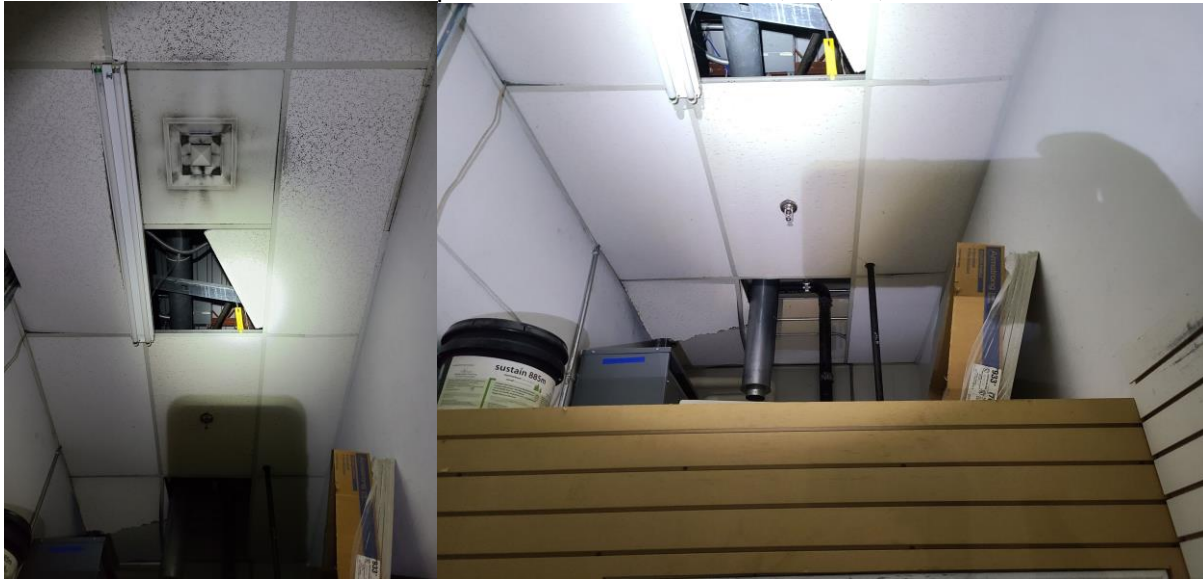


- Minor surface corrosion on the ribs of the metal roof deck and the support steel
Refer to General Repair Recommendations #9



56.0 3176- CLAIRE'S BOUTIQUE

- Loose and missing ceiling tiles in the back of the store possible mold and mildew on the ceiling tiles by vent
Refer to General Repair Recommendations #2, #3, #4, and #8



- Metal decking is experiencing minor corrosion
Refer to General Repair Recommendations #9



- On the sides of the building the paint is peeling and blistering
- Refer to General Repair Recommendations #16



- Paster board is possibly cracked in a couple of areas
Refer to General Repair Recommendations #6



- At the front of the store, badly stained ceiling tiles. Several couple ceiling tiles have fallen. Moderate to heavy staining on many of the ceiling tiles. Refer to General Repair Recommendations #3, #4, #8, and #10



57.0 3160- VITAMIN SHOP



- Random holes in the sides of the store in the dry wall
Refer to General Repair Recommendations #15



- Random Ceiling Paint is peeling especially bad near the registers
Refer to General Repair Recommendations #16



- By the counter near the outside of the store the ceiling is damaged and has a hole in it from water damage
Refer to General Repair Recommendations #3 and #15



- Towards the center of the store, above the counter peeling and cracked paint
- Discoloring of the ceiling material
Refer to General Repair Recommendations #3, #4, #8 and #9



- South wall is damaged (possibly by attempted break in?)

58.0 3148



- In the front left corner and All through the middle of the store the ceiling tiles are damaged and missing from water damage
Refer to General Repair Recommendations #2, #3, #4, and #8



- Lots of ceiling tiles fallen due to water damage causing Mold and mildew panels on the floor.
Refer to General Repair Recommendations #2, #3, #4, and #8



- Metal roof decking is experiencing minor corrosion on some beams, roof trusses have minor corrosion
Refer to General Repair Recommendations #9



59.0 3110- NAIL CITY & SPA

- Near the back door, ceiling tiles are badly stained, sagging, and missing ceiling tiles
Refer to General Repair Recommendations #2, #3, #4 and #8



- Along the bottom of the walls there is possible mold and mildew
Refer to General Repair Recommendations #2



- Minor staining on the ceiling tiles in the main part of the store
Refer to General Repair Recommendations #2, #3, #4 and #8





- Damaged dry wall along the interior back wall
Refer to General Repair Recommendations #15

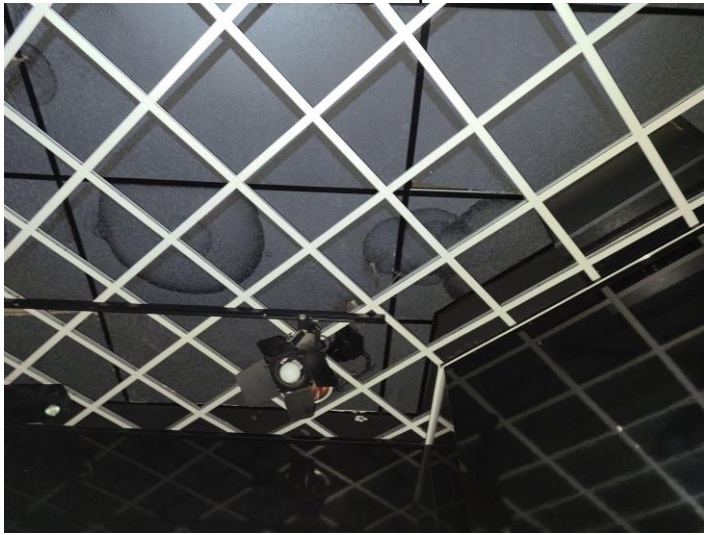


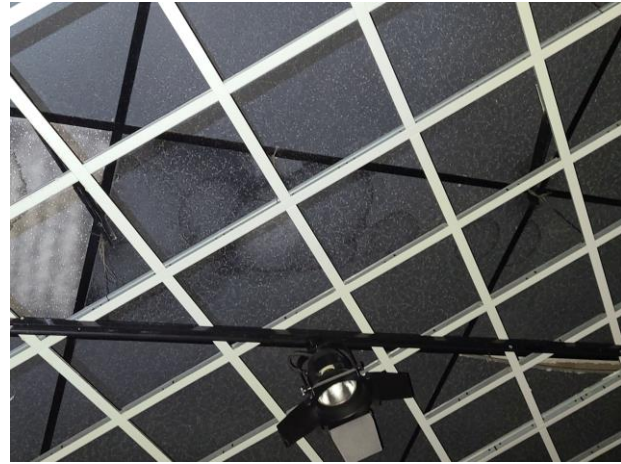
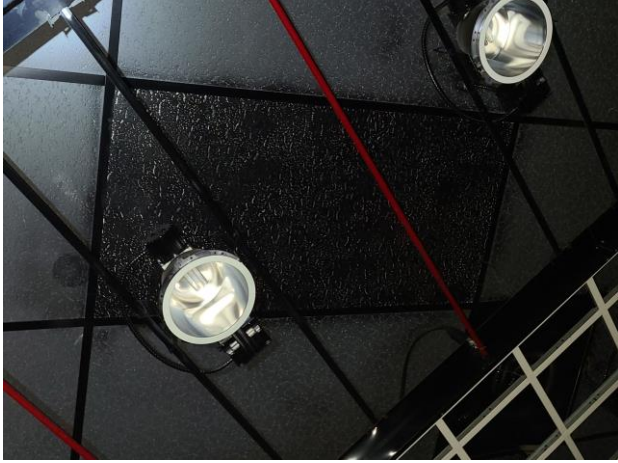
60.0 3128- SUNCOAST MOTION PICTURE COMPANY





- Near the front of the store random stains on the dark ceiling tiles
Refer to General Repair Recommendations #3, #4, and #8





- In the middle of the store random ceiling tiles have fallen due to water damage
Refer to General Repair Recommendations #3, #4, and #8





61.0 3177

- The roof decking, duct work and roof trusses have been painted



- In the back-room area, there is minor staining of the ceiling tiles
Refer to General Repair Recommendations #2, #3, #4, and #8



- Some are moderate to heavy staining and the ceiling tile is missing due to water damage
Refer to General Repair Recommendations #2, #3, #4, and #8



62.0 3207

- Ceiling in restroom area is peeling and blistering paint and are discolored
Refer to General Repair Recommendations #16



- In the main area there is an area of peeling and blistering paint and an area that was repaired
Refer to General Repair Recommendations #16



63.0 3151



- In the front left and right corners, dark stains, and holes in the ceiling tiles from water damage
Refer to General Repair Recommendations #3, #4, and #8



- Lots of random damaged, missing, and sagging ceiling tiles with dark stains
Refer to General Repair Recommendations #2, #3, #4, and #8



- In the center of the ceiling, close to the front entrance, peeling and blistering dark grey paint
Refer to General Repair Recommendations #15 and #16





- In the back of the store, minor surface corrosion on the metal roof decking
Refer to General Repair Recommendations #9



64.0 3235 T-MOBILE

- In the right front corner of the store there are damaged ceiling tiles
- Refer to General Repair Recommendations #2, #3, #4, and #8



- Edging along wall near the floor is damaged
Refer to General Repair Recommendations #6



- In the center and back of the room there are badly stained, damaged, and sagging ceiling tiles that are about ready to fall.
Refer to General Repair Recommendations #3, #4, and #8





65.0 BUILDING-3131



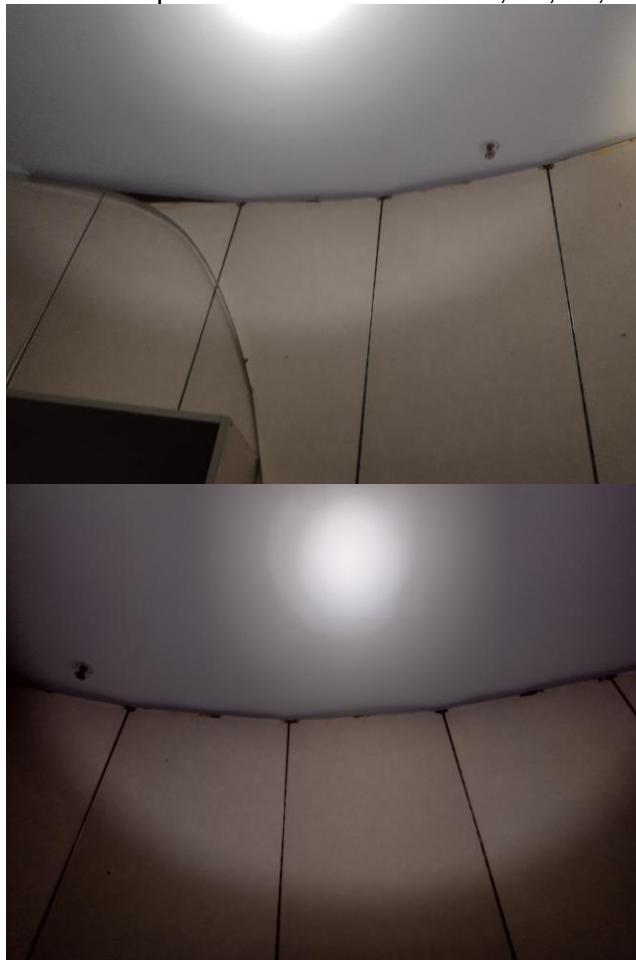
- In the back of the store random areas of cracked and damaged ceiling tiles
Refer to General Repair Recommendations #3, #4, and #8



- Near the back of the store, on the side by the fitting rooms, the top molding piece is loose and hanging down
Refer to General Repair Recommendations #2, #3, #4, and #8

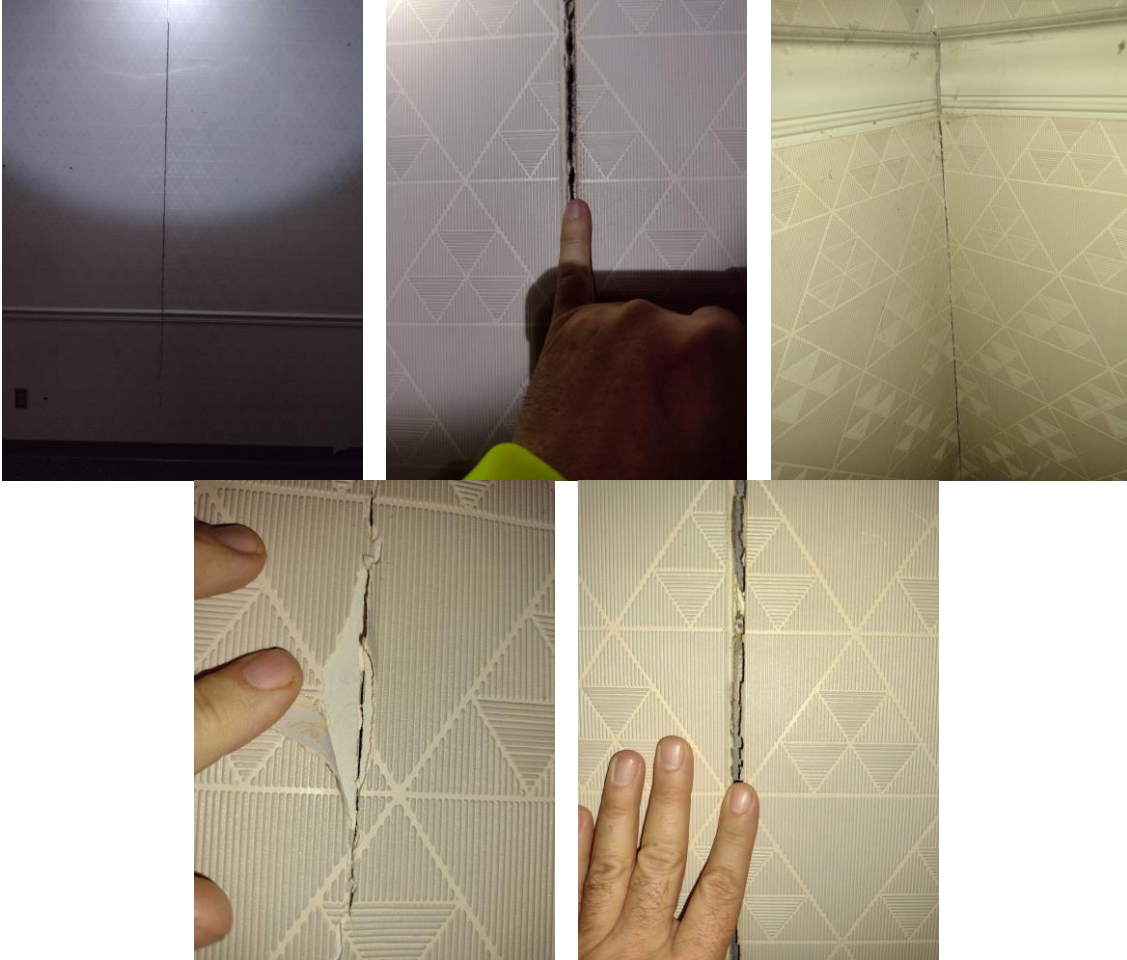


- Near the front of the store, by the 1st column to the right side of the ceiling tile is discolored and damaged
Refer to General Repair Recommendations #2, #3, #4, and #8



66.0 3101- BASKETS OF BLESSINGS

- In the office area, the dry wall is splitting and cracking several places
Refer to General Repair Recommendations #15



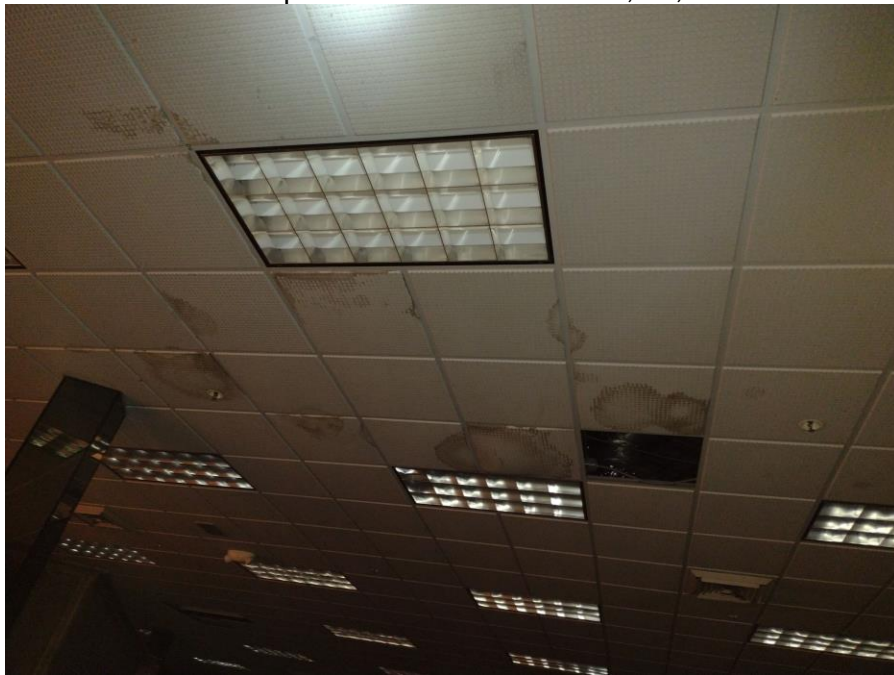
- Ceiling tiles are randomly damaged and stained
Refer to General Repair Recommendations #3, #4, and #8



- By the back entrance door, the ceiling tiles are loose, sagging, and missing at random places.
Refer to General Repair Recommendations #3, #4, and #8



- Several tiles have dark stains from water damage
Refer to General Repair Recommendations #3, #4, and #8



- Throughout the store, couple of ceiling tiles have fallen out due to water damage
Refer to General Repair Recommendations #2, #3, #4, and #8



- (2) Store ceiling areas near the office
Refer to General Repair Recommendations #2, #3, #4, and #8



67.0 3257- CHICKEN MAX

- Near the front counter, several of the ceiling tiles are damaged and loose
Refer to General Repair Recommendations #3, #4, and #8



- Cracked and broken floor covering
Refer to General Repair Recommendations #8



68.0 3253

- In the back by the entrance door, several of the ceiling panels are missing
- Refer to General Repair Recommendations #3 and #8



- At the metal roof decking there is minor/ moderate surface corrosion
Refer to General Repair Recommendations #9



69.0 3269- GYRO PHOS

- By the entrance door, vent cover is loose and hanging
Refer to General Repair Recommendations #12



- At the metal roof decking there is moderate surface corrosion
Refer to General Repair Recommendations #9



- Random holes cut in the ceiling tiles
Refer to General Repair Recommendations #8



70.0 3263- CHINA EXPERIENCE



- Random missing ceiling tiles near the back of store and the rear entry door
Refer to General Repair Recommendations #8



71.0 **3327- TACO BELL**

- At the back of the store above the door, there are random holes in the ceiling tiles
Refer to General Repair Recommendations #3, #4, and #8



- At the ceiling above the front counter, the plaster is peeling and falling off. Refer to General Repair Recommendations #15



- Random discoloration on the ceiling tiles in the middle. Refer to General Repair Recommendations #2, #3, #4, and #8



72.0 3321- JJ'S BBQ

- Lots of discoloration on the ceiling tiles in the cooking area and by the back door
Refer to General Repair Recommendations #3, #4, and #8



73.0 3305- SCOTTO'S PIZZA

- Near the rear entry door, one ceiling tile is dislodged and one is missing
Refer to General Repair Recommendations #8 and #18



- Typical discoloration of the ceiling tiles
Refer to General Repair Recommendations # 8

